

IN RE: PETITION FOR SPECIAL HEARING  
ZONING VARIANCE  
NEW/1-83, 2900 ft. N  
of C/1 Timonium Road  
Timonium Rail Passenger Station  
8th Election District  
3rd Councilmanic District  
Maryland Mass Transit Admin.  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* 91-289-SPHA  
\*\*\*\*\*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests, pursuant to the Petition for Special Hearing and Baltimore County Council Bill #91-90, permission to construct that portion of the Timonium Rail Passenger Station that is located in an M.R.-I.M. zone, and, pursuant to a Petition for a Zoning Variance, a variance from Section 243.1 to permit front yard setbacks of 67 ft. for the highblock (ramp); 72.5 ft for the shelter and 67 ft. for the temporary highblock (ramp) in lieu of the required 75 ft.; and a variance from Section 243.3 to permit radar setbacks of 6 ft. for the highblock, 10 ft. for the shelter and 13 ft. for the temporary highblock (ramp) in lieu of the required 50 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Kenneth Goon, appeared, testified and was represented by Irwin Brown, Esquire. Also appearing on behalf of the Petitioner were Christine Wells and Richard Bionda. There were no Protestants.

Testimony indicated that the subject site is adjacent to the northwest corner of the Timonium Fairgrounds property and is split zoned M.L.-I.M. and M.R.-I.M. as indicated on Petitioner's Exhibits 1 and 2.

Baltimore County Council Bill No. 91-90 permits such a use in the M.L.-I.M. zone as a matter of right.

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Date 3/28/91  
By M. Brown

Mr. Kenneth Goon, Director of Planning for the Maryland Mass Transit Administration, indicated that the subject station will be one of twenty-five stations along the line and this one will serve the general community of Timonium. He testified that this station will be the northern terminus for the subject rail line. He testified that the parking facility indicated on Petitioner's Exhibit No. 1 is current as an MTA bus terminal, but will be converted to a parking lot to service the subject station. Mr. Goon indicated that "feeder buses" will still operate to service a number of residential communities. He testified that, in his opinion, the parking provided will be more than adequate to accommodate the park and ride passengers. Mr. Goon testified at length regarding the need for the requested variances concerning the highblocks and shelter. He testified that in view of the fact that the train reverses direction at this station, two highblocks are necessary to adequately accommodate handicapped individuals to board and alight the train without having to negotiate steps (See Petitioner's Exhibit No. 1).

Testimony indicated that the special exception and variance relief is consistent with the requirements of Section 307.1, 502.1 and 240.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and that the Petitioner would suffer an undue hardship and practical difficulty should the requested relief be denied.

Clearly, the Petitioner's requested use is compensated by County Council Bill No. 91-90. Bill #91-90 defines a "Rail Passenger Station" as:

A facility designed as a place for boarding and alighting from rail passenger vehicles. A rail passenger station may include such facilities as bus bays, parking area or taxicab stands as accessory uses.

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Date 3/28/91  
By M. Brown

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The testimony and evidence presented in this matter clearly established that the Petitioner's proposal is a "Rail Passenger Station" as that term is used in Bill No. 91-90. Additionally, it is clear that the Master Plan for Baltimore County supports the overall concept of a light rail system as "A major step in establishing a regional network of convenient, attractive public transportation alternatives" (Office of Planning and Zoning comment, 2/12/91). The Petitioner has clearly demonstrated that the requested relief meets the requirements and conditions set forth in Section 502.1 of the B.C.Z.R. The Petitioner has demonstrated that the proposed station can be constructed and operated without real detriment to the neighborhood and would not adversely affect the public interest. To the contrary, the Light Rail System will be a benefit to local businesses and commuters in the Timonium community. The Petitioner has clearly demonstrated that the proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in the roads, streets or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Additionally, the Petitioner has requested the aforementioned variance relief.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

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Date 3/28/91  
By M. Brown

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**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-289-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 243.1 to permit front yard setbacks of 67 feet for the highblock (ramp); 72.5 feet for the shelter and 67 feet for the temporary highblock (ramp) in lieu of the required 75 feet; and from Section 243.3 to permit rear yard setbacks of 6 feet for the highblock 10 feet for the shelter and 13 feet for the temporary highblock (ramp) in lieu of the required 50 feet. The proposed highblocks will allow of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The proposed highblocks will allow mobility impaired persons to board light rail vehicles. Their locations are fixed for proximity to the front door of the vehicle. It is impossible to meet the required rear setback within the MTA right-of-way. Mobility impaired persons would experience unreasonable hardship without highblocks. The proposed shelter is located on the platform for the use and comfort of passengers. It is impossible to meet the required setbacks within the MTA right-of-way.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney's Telephone No.: \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

300 W. Lexington Street 333-2885  
Baltimore, Maryland 21201-3415  
City and State

300 W. Lexington Street 333-2875  
Baltimore, Maryland 21201-3415  
City and State

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Date 3/28/91  
By M. Brown

(over)

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 20 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that the Petitioner would suffer a practical difficulty or unreasonable hardship if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

After reviewing all of the testimony and evidence presented, it appears that the special hearing and zoning variance relief should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28 day of March, 1991 that a request, pursuant to the Petition for Special Hearing and Baltimore County Council Bill #91-90, for permission to construct that portion of the Timonium Rail Passenger Sta-

ORDER RECEIVED FOR FILING  
Date 3/28/91  
By M. Brown

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**PETITION FOR SPECIAL HEARING**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-289-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_  
The portion of the proposed plan for the Timonium Rail Passenger Station that is located in the M.R. - I.M. zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney's Telephone No.: \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

300 W. Lexington Street 333-2885  
Baltimore, Maryland 21201-3415  
City and State

300 W. Lexington Street 333-2875  
Baltimore, Maryland 21201-3415  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 28 day of March, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29 day of March, 1991, at 10 o'clock P.M.

Z.C.O.-No. 1

(over)

2051K - 1/22/91  
avail. anytime  
est. time - M.T.A. 1 day

tion located in an M.R.-I.M. zone, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to a Petition for a Zoning Variance, a variance from Section 243.1 to permit front yard setbacks of 67 ft. for the highblock (ramp); 72.5 ft for the shelter and 67 ft. for the temporary highblock (ramp) in lieu of the required 75 ft., is hereby GRANTED; and,

IT IS FURTHER ORDERED that a request for a variance from Section 243.3 to permit radar setbacks of 6 ft. for the highblock, 10 ft. for the shelter and 13 ft. for the temporary highblock (ramp), in lieu of the required 50 ft., is hereby GRANTED, in accordance with Petitioner's Exhibit No. 1, subject, however, to the following restriction which are conditions precedent to the foregoing relief:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 15 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines  
Zoning Commissioner for Baltimore County

JRH:mmm  
att.  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 3/28/91  
By M. Brown

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 28, 1991

Irwin Brown, Esquire  
300 W. Lexington Street  
Baltimore, Maryland 21201-3415

RE: Petitions for Special Hearing and Zoning Variance  
Case No. 91-289-SPHA  
Mass Transit Administration, Petitioner

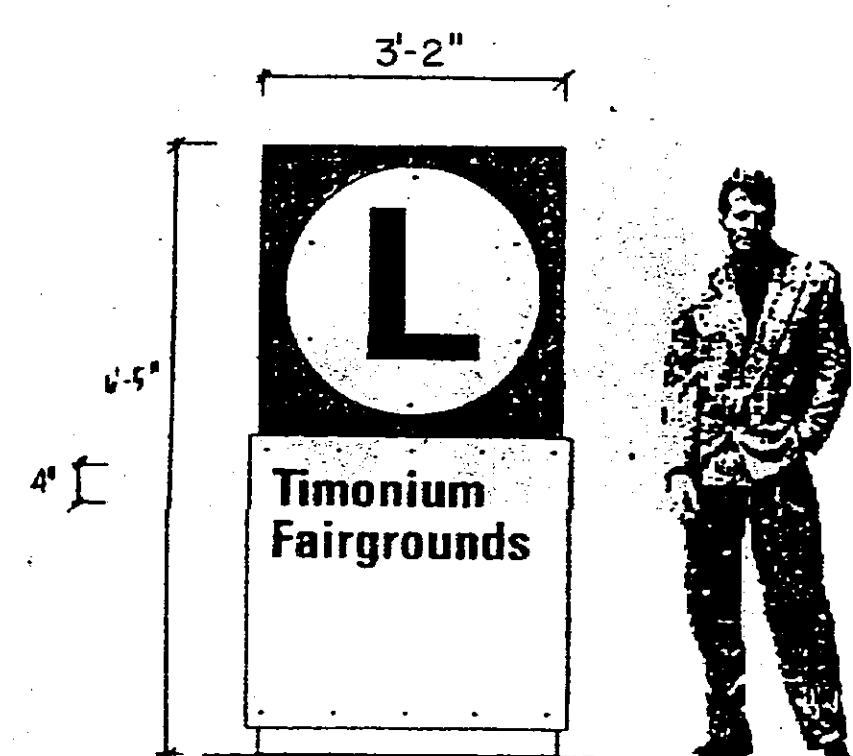
Dear Mr. Brown:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, in accordance with the attached Order.

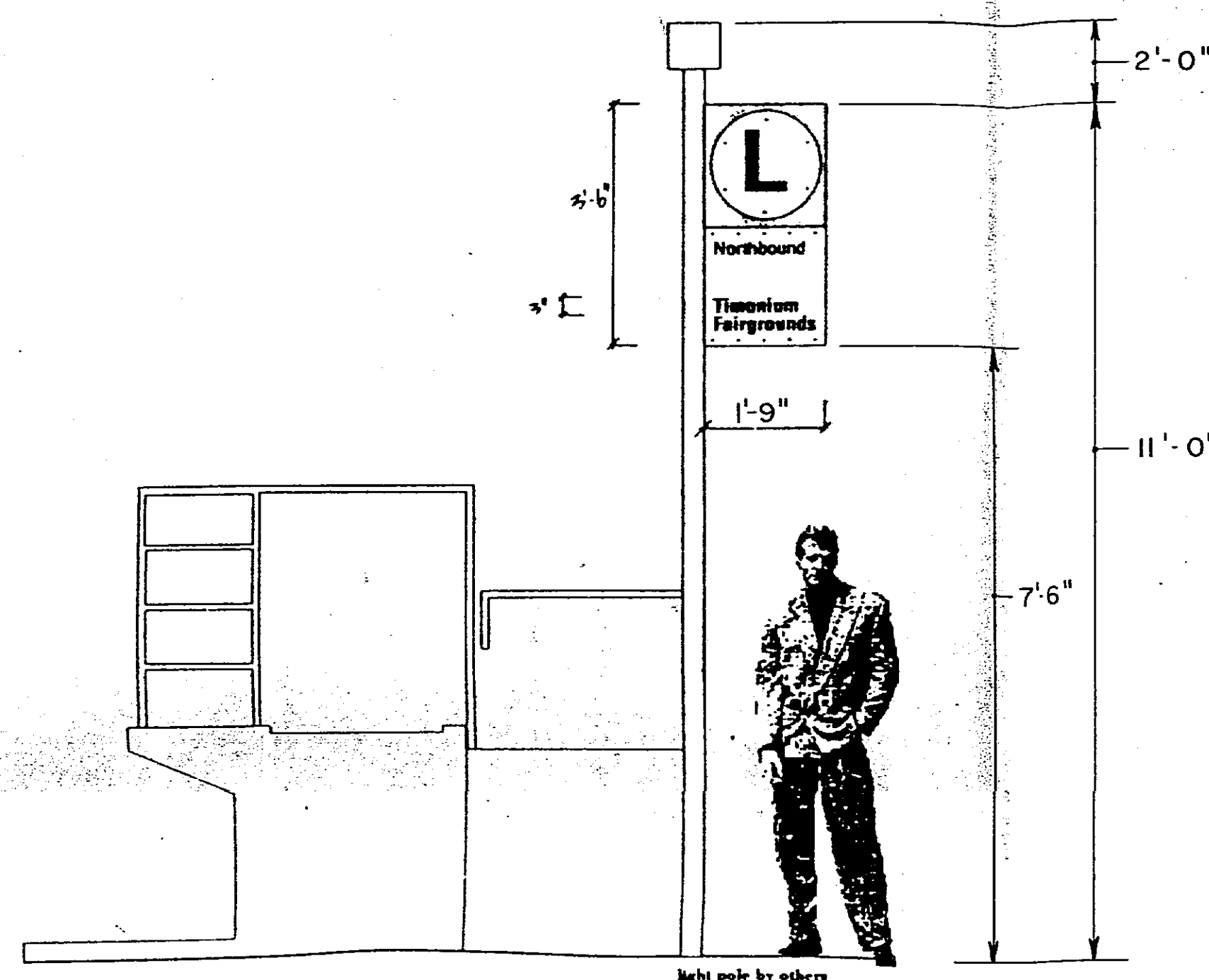
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within fifteen (15) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmm  
att.  
cc: Peoples Counsel

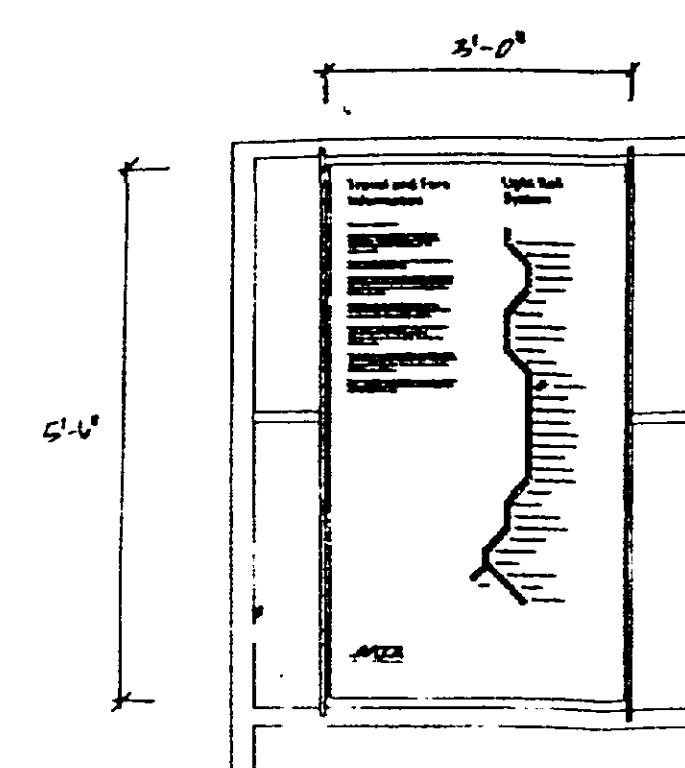


(A) SUBURBAN SITE IDENTIFICATION  
SIGN TYPE F  
(20.3 SQ. FT.)



(B) PLATFORM IDENTIFICATION  
SIGN TYPE G  
(6.1 SQ. FT. SINGLE FACE)  
(12.2 SQ. FT. DOUBLE FACE)

NOTE:  
NO SIGNS WILL BE ILLUMINATED



(C) PEDESTRIAN ORIENTATION  
SIGN TYPE K  
(16.5 SQ. FT. SINGLE FACE)  
(33.0 SQ. FT. DOUBLE FACE)

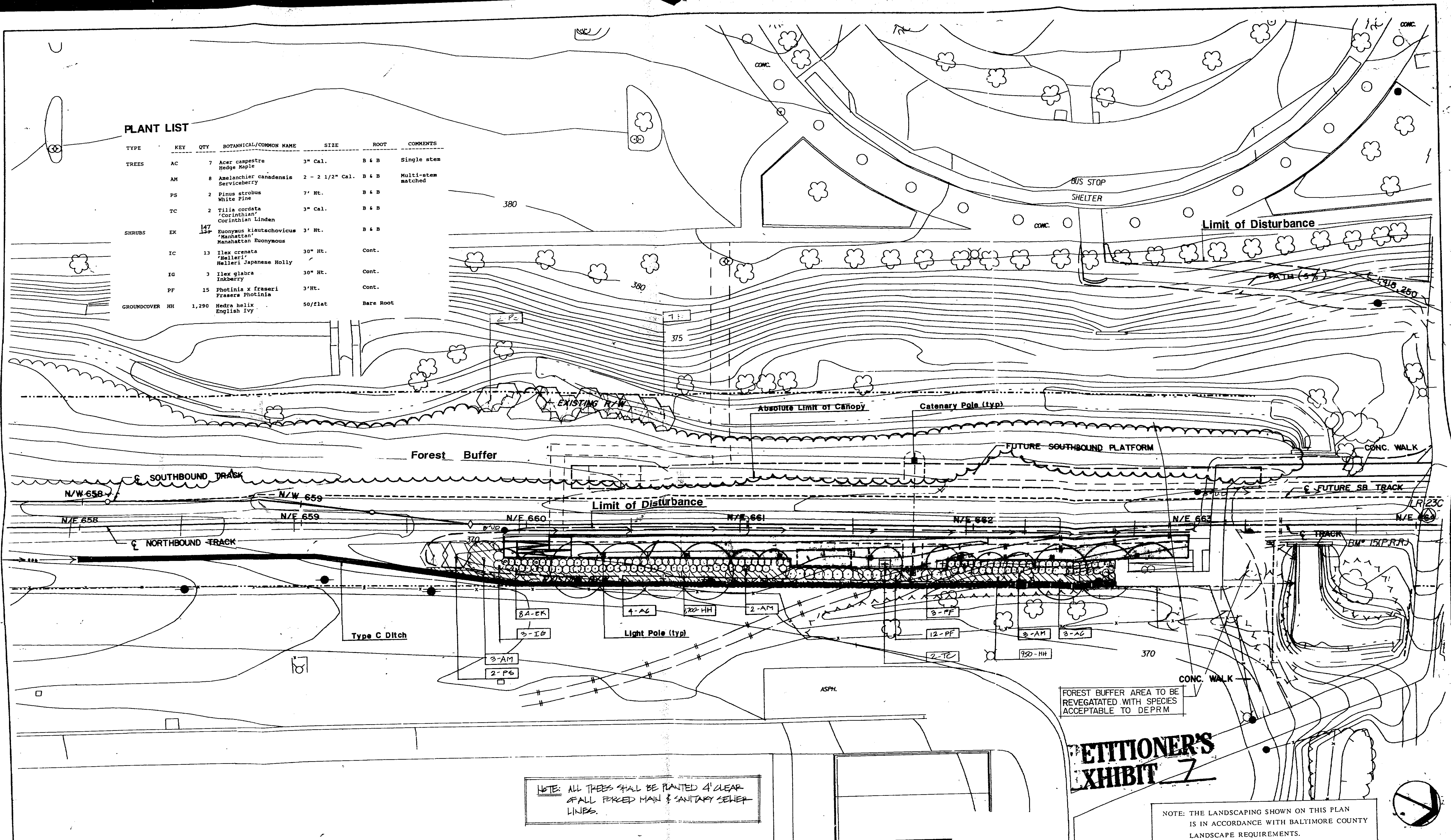
**PETITIONER'S  
EXHIBIT 6**

**91-289-SPHA**

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION		PARSONS BRINCKERHOFF QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS		DESIGNED DATE 1-22-91		PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL HEARING AND VARIANCES FOR THE TIMONIUM RAIL PASSENGER STATION		CURRENT PLANNING CRG. NO. VIII - 574	
CENTRAL LIGHT RAIL LINE		212 Two Twelve Associates 596 Broadway, Suite 1212 New York NY 10012 Phone 212.925.6885		DRAWN APPROVED		SCALE 1/2" = 1'-0"		PUBLIC SERVICES CRG. NO. 90358	
		Graphic Design Consultants		CHECKED APPROVED				SHEET NO. 6 OF 7	
				DESCRIPTION BY DATE					
				REVISIONS					

# PLANT LIST

TYPE	KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
TREES	AC	7	Acer castaneifolia Hedge Maple	3" Cal.	B & B	Single stem
	AM	8	Amelanchier canadensis Serviceberry	2 - 2 1/2" Cal.	B & B	Multi-stem matched
	PS	2	Pinus strobus White Pine	7' Ht.	B & B	
	TC	2	Tilia cordata Corinthian Linden	3" Cal.	B & B	
SHRUBS	EK	147	Euonymus kiautschovicus "Manhattan" Manhattan Euonymus	3' Ht.	B & B	
	IC	13	Ilex crenata "Helleri" Helleri Japanese Holly	30" Ht.	Cont.	
	IG	3	Ilex glabra Inkberry	30" Ht.	Cont.	
	PF	15	Photinia x fraseri Fraseri Photinia	3' Ht.	Cont.	
GROUND COVER	HH	1,290	Hedera helix English Ivy	50' flat	Bare Root	



STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION		PARSONS BRINCKERHOFF OUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS		DESIGNED: KS DRAWN: TAD CHECKED: SCK		DATE: 1-22-91 APPROVED:		PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL HEARING AND VARIANCES FOR THE TIMONIUM RAIL PASSENGER STATION		CURRENT PLANNING CRG NO.: VIII - 574 PUBLIC SERVICES CRG NO.: 90358	
CENTRAL LIGHT RAIL LINE		Catherine Mahan & Associates Landscape Architects 900 St. Paul Street Baltimore, Md. 21202 Tel: (301) 576-1214 Fax: 539-3817		NO. DESCRIPTION BY DATE		APPROVED:		SCALE: 0 10 20 40 1"=20'		SHEET NO. 7 OF 7	

#240

ZONING DESCRIPTION  
BALTIMORE COUNTY  
CLRL TIMONIUM RAIL PASSENGER STATION  
TAX MAP 60, GRID 5, PARCEL N/A  
MTA CLRL R/W

BEGINNING for the same at a point on the northwesterly Right-of-Way line of the MTA's CLRL, variable width at a distance of 4000 feet more or less northwesterly of the centerline of Timonium Road of variable width.

THENCE with bearings referred to as the True Meridian, as adopted by the MTA, the "Maryland State Plane Coordinate System," as defined by 1983 North American Datum, N 67° 03' 14" E a distance of 88.00 feet to a point, thence S 22° 56' 46" E a distance of 835.25 feet to a point, thence S 32° 49' 38" E a distance of 65.87 feet to a point, thence S 67° 03' 14" W a distance of 99.30 feet to a point, thence N 22° 56' 46" W a distance of 900.14 feet to the place of beginning.

Being a portion of the MTA's CLRL Right-of-Way, as conveyed to MTA by Consolidated Rail Corp. by a deed recorded in the land records of Baltimore County at Vol 8506, page 307.

Containing in all 1.827 Acres more or less.

91-289-SPHA

STATE OF MARYLAND  
BALTIMORE COUNTY  
CLERK OF THE COURT  
J. Robert Haines

ZONING DESCRIPTION  
BALTIMORE COUNTY  
CLRL TIMONIUM RAIL PASSENGER STATION  
TAX MAP 60, GRID 5, PARCEL 500 AND  
TAX MAP 51, GRID 23, PARCEL 568  
EXISTING I-83 TIMONIUM PARK AND RIDE  
(PAGE 1 OF 2)

BEGINNING for the same at a point on the northeasterly right-of-way line of the through highway I-83 (Baltimore-Harrisburg Expressway), variable width, at a distance of 2900 feet more or less north of the centerline of Timonium Road, variable width.

SAID point of beginning being situated 134.96 feet measured radially to the right of station 51+02.52 of the base line of right-of-way (I-83 Baltimore-Harrisburg Expressway), as delineated on the State Highway Administration - State Roads Commission of Maryland's plat numbered 48210. Running thence the following bearings and distances as referred to the true meridian as adopted by the MTA, "The Maryland State Plane Coordinate System," as defined by 1983 North American Datum:

N 15° 29' 20" W a distance of 49.34 feet to a point, thence N 16° 19' 20" W a distance of 51.96 feet to a point, thence N 36° 16' 07" W a distance of 109.18 feet to a point, thence by the arc of a circle, not tangent to the preceding line, curving to the left, having a radius of 3537.74 feet, a chord bearing of N 25° 04' 21" W, a chord length of 821.41 feet, and an arc distance of 823.27 feet to a point, thence by a line, not tangent to the preceding arc, bearing N 18° 23' 13" W a distance of 102.24 feet to a point, thence N 33° 41' 21" W a distance of 43.53 feet to a point, thence N 69° 00' 01" W a distance of

91-289-SPHA

ZONING DESCRIPTION  
BALTIMORE COUNTY  
CLRL TIMONIUM RAIL PASSENGER STATION  
TAX MAP 60, GRID 5, PARCEL 500 AND  
TAX MAP 51, GRID 23, PARCEL 568  
EXISTING I-83 TIMONIUM PARK AND RIDE  
(PAGE 2 OF 2)

43.95 feet to a point, thence by the arc of a circle, not tangent to the preceding line, curving to the left, having a radius of 3537.74 feet, a chord bearing of N 39° 36' 12" W, a chord length of 614.32 feet, and an arc distance of 615.09 feet to a point, thence by a line, not tangent to the preceding arc, bearing N 86° 12' 21" E a distance of 616.15 feet to a point, thence S 22° 56' 46" E a distance of 483.34 feet to a point, thence N 67° 05' 44" E a distance of 30.00 feet to a point, thence S 22° 56' 46" E a distance of 1105.87 feet to a point, thence S 67° 03' 14" W a distance of 361.09 feet to the place of beginning.

The above description being the same as the 1st and 2nd parcels of land conveyed by the State Highway Administration - State Roads Commission of Maryland to Baltimore County, Maryland on the fourth day of March 1985 and recorded in the land records of Baltimore County in Liber 7623, folio 486.

CONTAINING in all 15.490 acres more or less.

91-289-SPHA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: February 25, 1991  
Posted for: Special Hearing, Variance  
Petitioner: Maryland Mass Transit Administration  
Location of property: N.E.S. of I-83, 2900' N of c/l Timonium Road  
Timonium Rail Passenger Station  
Location of Sign: East side of I-83, on front of subject  
Remarks: S. Zeke  
Posted by: S. J. Haines Date of return: March 1, 1991  
Number of Signs: 2

CERTIFICATE OF PUBLICATION

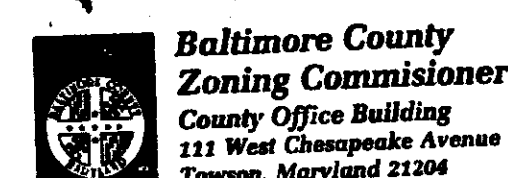
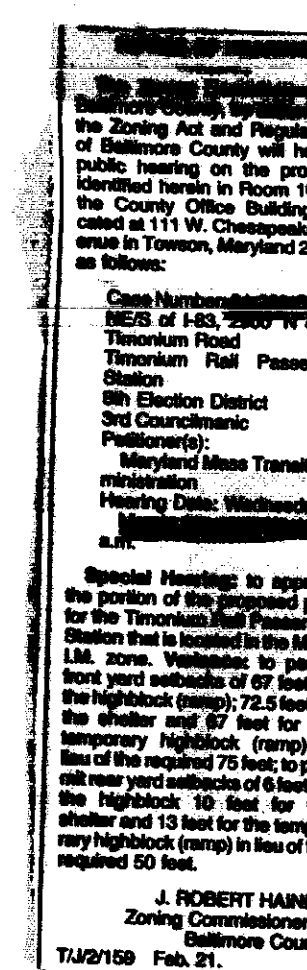
TOWSON, MD., 2-27-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-21-1991.

TOWSON TIMES.

S. Zeke Orlan  
Publisher

\$ 112.39



Baltimore County  
Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-4150  
Number

Date

1/22/91

MD 100830

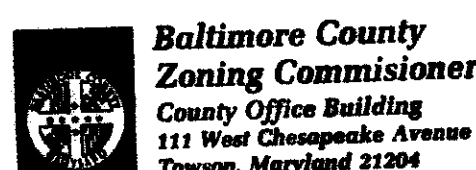
	QTY	PRICE
PUBLIC HEARING FEES		
020 - ZONING VARIANCE (OTHER)	1 X	\$175.00
040 - SPECIAL HEARING (OTHER)	1 X	\$175.00
TOTAL:		\$350.00

LAST NAME OF OWNER: M.M.T.A.

94A040015MCHRC \$350.00  
Please Make Checks Payable To: Baltimore County 03:20PM01-22-91  
NEXT BUSINESS DAY

Cashier Validation

receipt



Baltimore County  
Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-4150  
Number

Date

3/20/91

MD 100830

	QTY	PRICE
PUBLIC HEARING FEES		
060 - POSTING SIGNS / ADVERTISING	1 X	\$137.29
TOTAL:		\$137.29

LAST NAME OF OWNER: MASS TRANSIT

04A0400056MCHRC \$137.29  
Please Make Checks Payable To: Baltimore County 03:20PM01-22-91  
NEXT BUSINESS DAY

Cashier Validation

receipt

91-289-SPHA

PD 3-20-91  
am

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 3-12-91

Maryland Mass Transit Administration  
300 W. Lexington Street  
Baltimore, Maryland 21202-3415

ATTN: CHRISTINE A. WELLS

RE:  
Case Number: 91-289-SPHA  
N.E.S. of I-83, 2900' N of c/l Timonium Road  
Timonium Rail Passenger Station  
8th Election District - 3rd Councilmanic  
Petitioner(s): Maryland Mass Transit Administration  
HEARING: WEDNESDAY, MARCH 20, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 137.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Irwin Brown, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 31, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-289-SPHA  
N.E.S. of I-83, 2900' N of c/l Timonium Road  
Timonium Rail Passenger Station  
8th Election District - 3rd Councilmanic  
Petitioner(s): Maryland Mass Transit Administration  
HEARING: WEDNESDAY, MARCH 20, 1991 at 10:00 a.m.

Special Hearing to approve the portion of the proposed plan for the Timonium Rail Passenger Station that is located in the M.R.-I.M. zone.  
Variance to permit front yard setbacks of 67 feet for the highblock (ramp); 72.5 feet for the shelter and 57 feet for the temporary highblock (ramp) in lieu of the required 75 feet; to permit rear yard setbacks of 6 feet for the highblock 10 feet for the shelter and 13 feet for the temporary highblock (ramp) in lieu of the required 50 feet.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Maryland Mass Transit Administration  
(Ronald J. Hartman/Christine A. Wells/Irwin Brown, Esq.)

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 7, 1991

Irwin Brown, Esquire  
300 W. Lexington Street  
Baltimore, MD 21201

RE: Item No. 290, Case No. 91-289-SPHA  
Petitioner: M.T.A., et al  
Petition for Special Hearing and  
Zoning Variance

Dear Mr. Brown:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Hynes  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Christine Wells  
Mass Transit Administration  
300 W. Lexington Street  
Baltimore, MD 21201-3415

Your petition has been received and accepted for filing this  
6th day of February, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
*James E. Hynes*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Maryland Mass Transit Administration, et al  
Petitioner's Attorney: Irwin Brown

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: February 12, 1991  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Maryland Mass Transit Administration, Item No. 290

The petitioner requests a variance to permit a highblock (ramp).  
Staff supports the applicant's request. The location of high  
blocks at light rail stops will benefit mobility impaired persons to  
board light rail vehicles. The Master Plan supports the overall  
concept of light rail as "a major step in establishing a regional  
network of convenient, attractive public transportation alternatives."  
If there should be any further questions or if this office can  
provide additional information, please contact Jeffrey Long in the  
Office of Planning at 887-3211.

PK/JL/cmm  
ITEM290/ZAC1

401 Bosley Avenue Suite 405  
Towson, MD 21204

887-3554  
Fax 887-5784

February 14, 1991

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 290  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:  
Area:  
District:

Z.A.C. February 5, 1991  
Mass Transit Administration  
Northeast side of I-83, 2900' north of  
Timonium Road.  
M.R.-I.M./M.L.-I.M.  
Timonium Rail Station & Variances  
15.49 acres  
8th Election District  
3rd Councilmanic District

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours,  
*Rakee J. Flanigan*  
For Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lvd

received  
2/14/91

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

JANUARY 31, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MARYLAND MASS TRANSIT ADMINISTRATION  
Location: TIMONIUM RAIL PASSENGER STATION  
Item No.: 290 Zoning Agenda: FEBRUARY 5, 1991  
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.  
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *James J. Ryan* Noted and Approved *Captain William F. Brady Jr.*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

received  
2/14/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 4, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for February 5, 1991

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 51 (revised)-91 126 CTH, 233 and 232.

For Items 290, the previous County Review Group Comments  
are still applicable.

For Item 294, a County Review Group Meeting is required  
for this site.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

received  
2/5/91

401 Bosley Avenue  
Towson, MD 21204

887-3211

TO: J. Robert Haines  
Zoning Commissioner

FROM: P. David Fields,  
Secretary to the Planning Board

SUBJECT: Timonium Stop, Central Light Rail Line

DATE: January 18, 1991

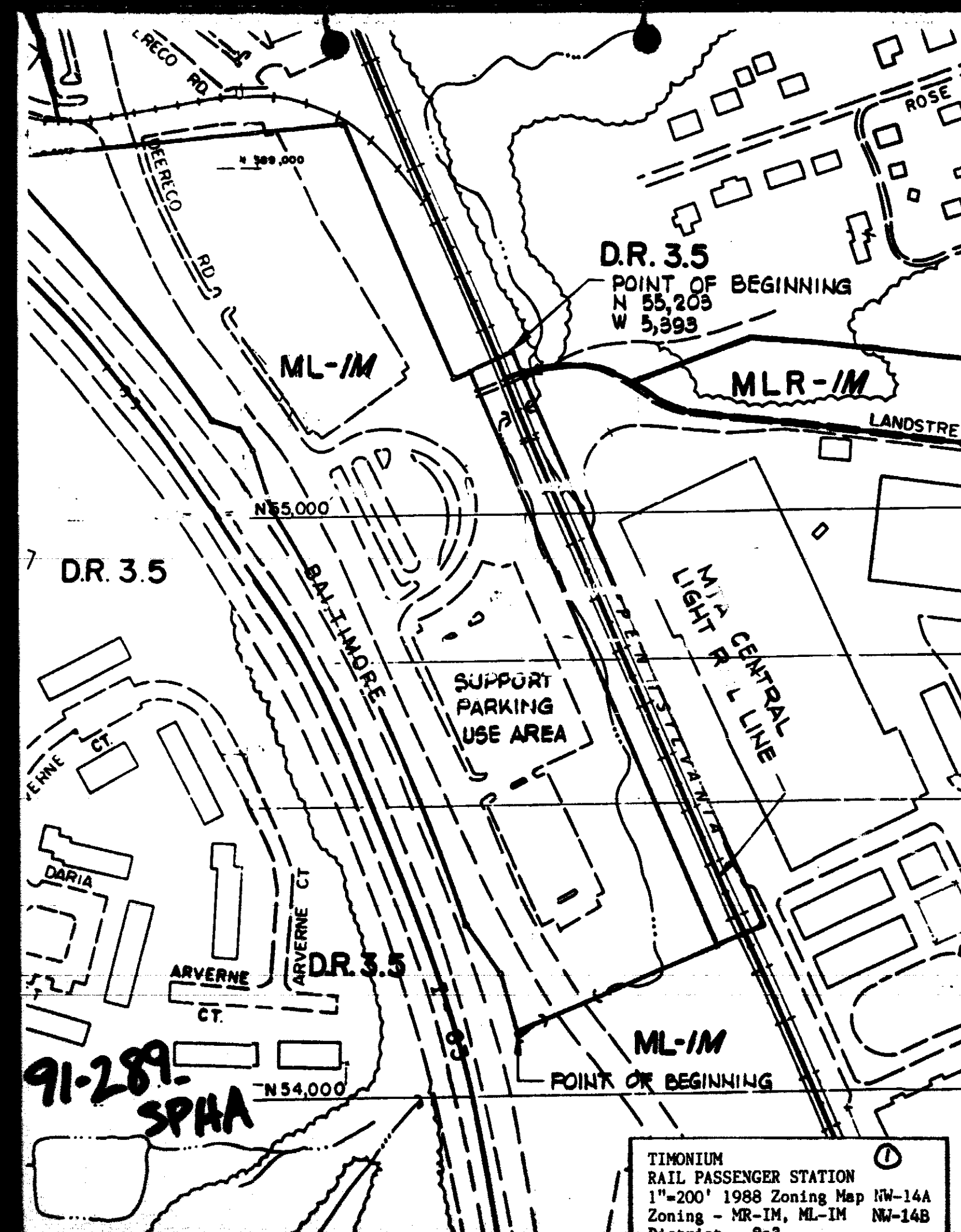
During yesterday's meeting, the County Planning Board voted  
unanimously to recommend approval of the development in an M.R. zone  
of the "Timonium Rail Passenger Station" in accordance with the  
Proposed Development Plan as approved by the County Review Group on  
December 6, 1990 (CRG No. VII-574; 90358).

This plan, therefore, is now ready for your actions pursuant to BCZR  
Section 240.3.

*P. David Fields*  
P. David Fields

PDE/TD/prh

cc: Leslie Schreiber, Public Services  
Frank Fisher, Current Planning  
Craig Forrest, Transportation Coord.  
Chris Wells, MTA



PLEASE PRINT CLEARLY

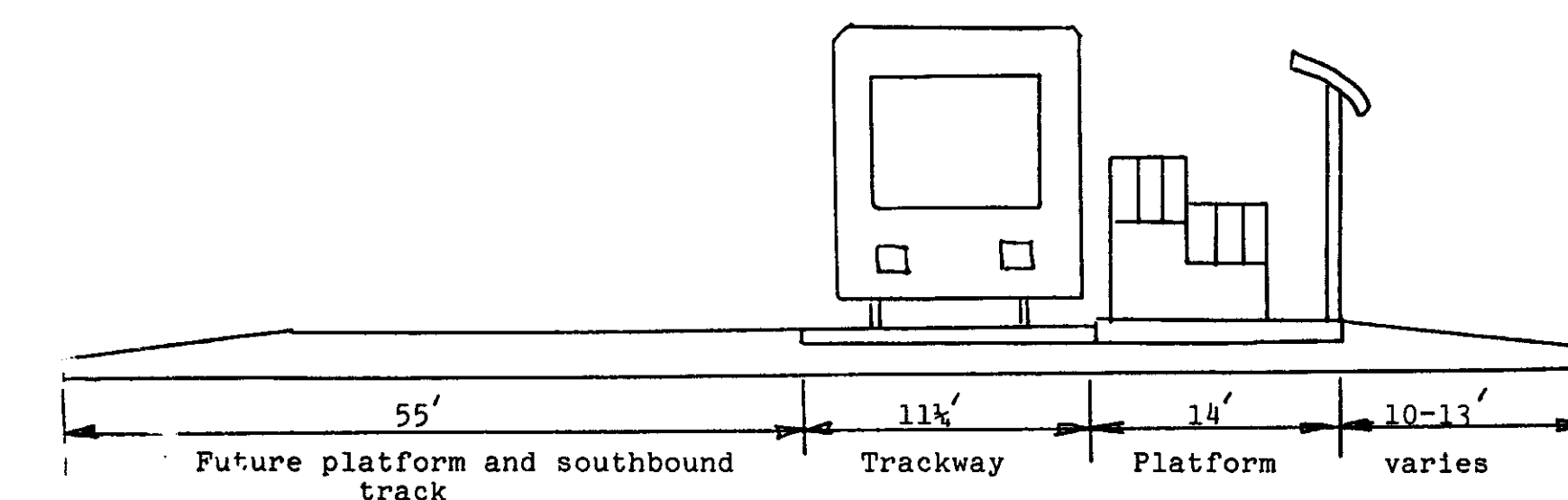
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
KENNETH GOON	300 W. LEXINGTON ST BALTO MD 21201
Christine Wills	300 W. Lexington St Balto MD 21201
RICHARD BIONDA	301 J. CHARLES ST. BALTIMORE, MD 21201

MTA Exh 8

CENTRAL LIGHT RAIL LINE  
TIMONIUM PASSENGER STATION

PETITIONER'S  
EXHIBIT 8



Looking North

91-289 SPHA

Mass Transit Administration  
March 20, 1991





- 
- TEMP ASPHALT PATH, SEE CC-111 FOR CONTINUATION  
 > 50' SETBACK
- 67' FRONT SETBACK
- 72.5' FRONT SETBACK
- 67' FRONT SETBACK
- 50' SETBACK
- TEMPORARY WOODEN HANDICAP ACCESS RAMP  
 HEIGHT = 3'-2"
- LIGHT POLE  
 HEIGHT = 13' (TYPICAL)
- GLASS & STEEL PASSENGER SHELTER  
 HEIGHT = 11'-2"
- TUBULAR CORTEN STEEL CATENARY POLE (TYP)  
 HEIGHT = 28'
- TOP OF RAIL AND TOP OF PASSENGER PLATFORMS
- EXIST. UTILITY POLE (TYPICAL)
- PERMANENT CONCRETE/MASONRY HANDICAP ACCESS RAMP  
 HEIGHT = 3'-2"
- PETITIONER'S EXHIBIT 3
- 91-289-SPHA

**PETITIONER'S  
EXHIBIT 3**

91-289-SPHA

CENTRAL LIGHT RAIL LINE

CHO, WILKS & BENN ARCHITECTS, INC.  
218 WEST SARATOGA STREET  
BALTIMORE, MARYLAND 21201

				DESIGNED	DATE
				CWB	1-22-
				DRAWN	APPROVED
				Jff	
				CHECKED	APPROVED
NO.	DESCRIPTION	BY	DATE		
REVISIONS					

DESIGNED	DATE
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DRAWN	APPROVED
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CHECKED	APPROVED
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DATE

APPROVED

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APPROVED
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PLAN TO ACCOMPANY ZONING PETITION FOR  
SPECIAL HEARING AND VARIANCES FOR THE  
TIMONIM RAIL PASSENGER STATION

SCALE  $1/16" = 1'-0"$

CURRENT PLANNING
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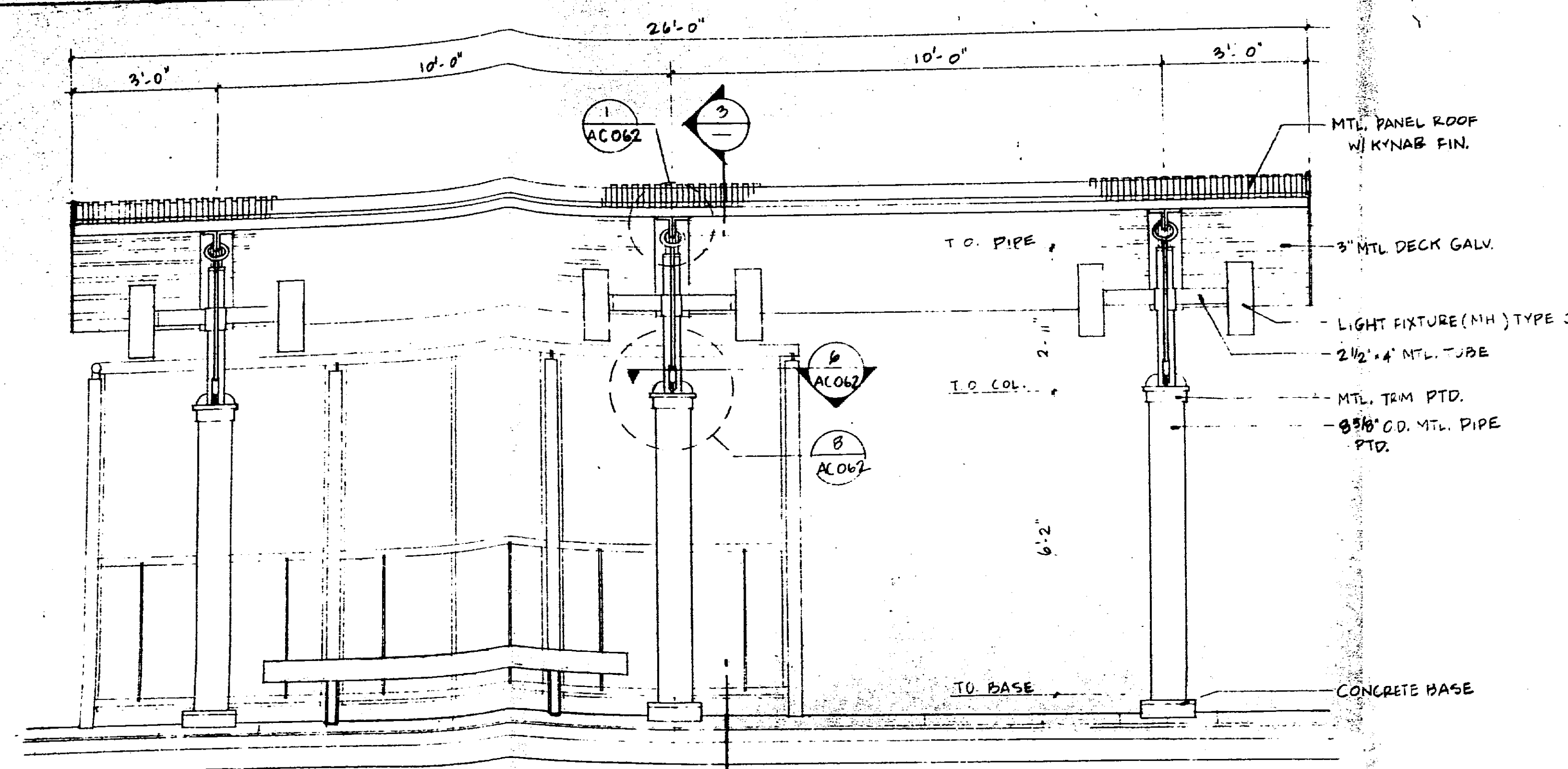
VIII - 574

PUBLIC SERVICE  
CRG NO :

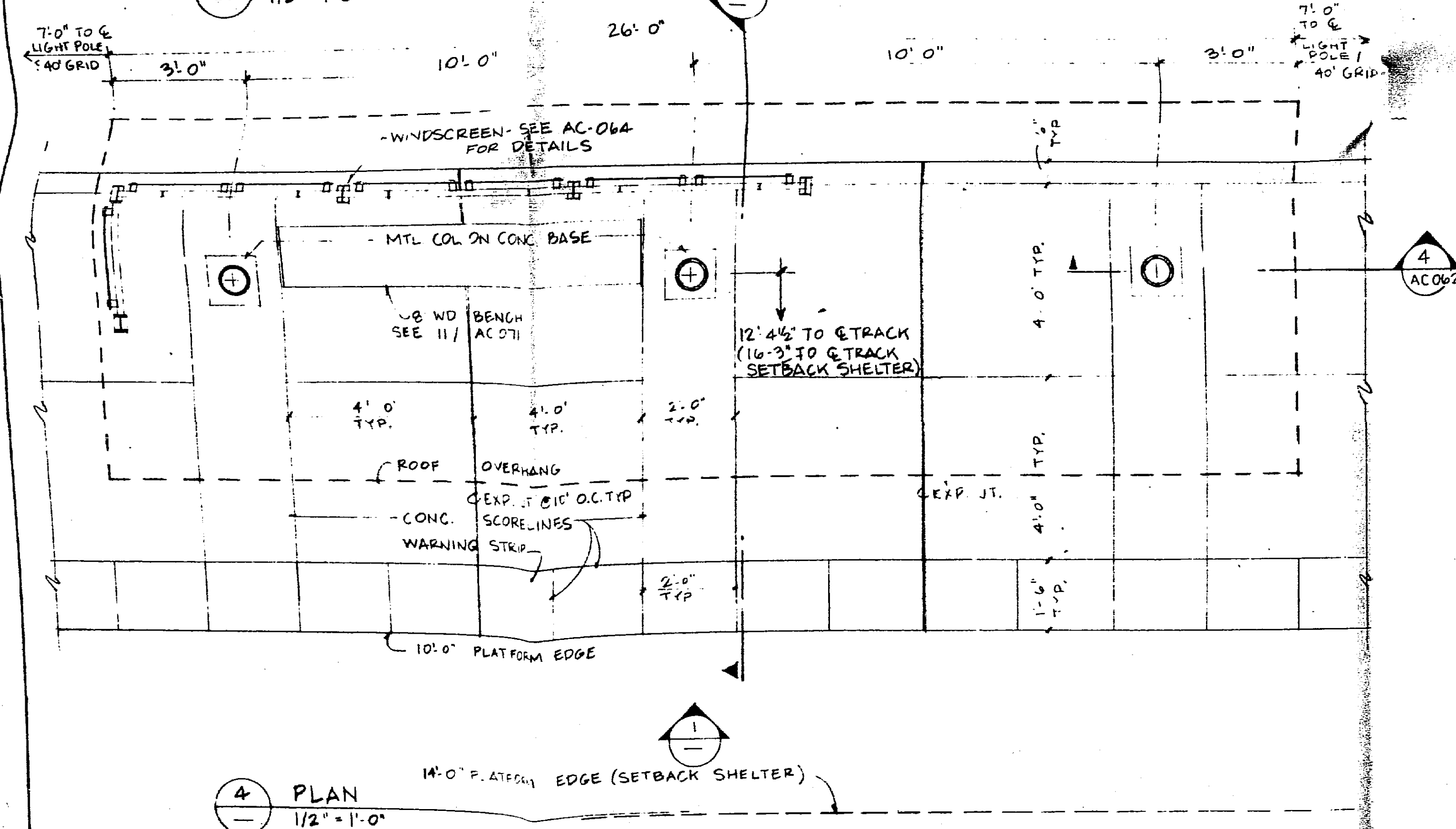
N 90358

SHEET NO.

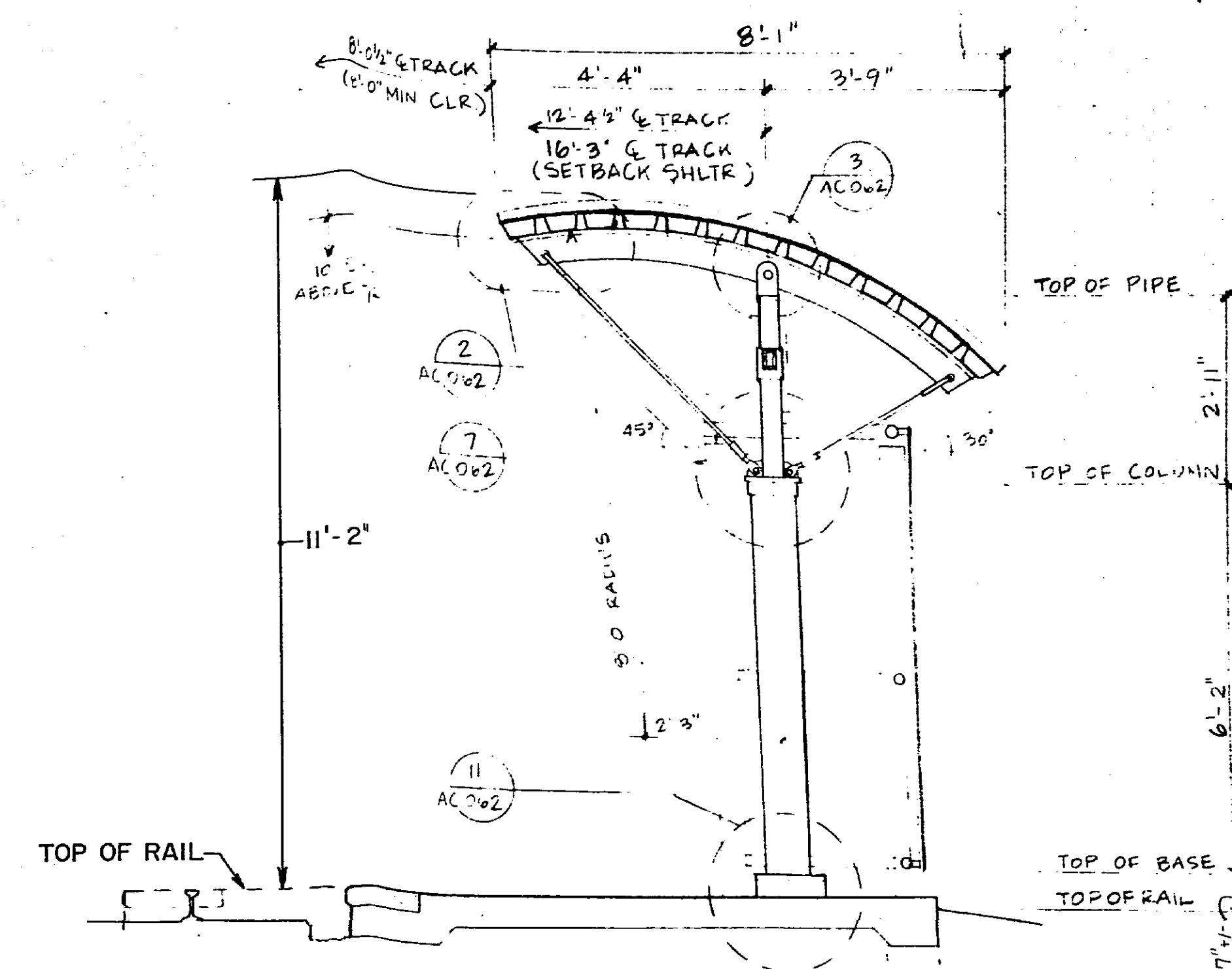
3 OF 7



1 PASSENGER SHELTER  
ELEVATION  
1/2" = 1'-0"



4 PLAN  
1/2" = 1'-0"



2 ELEVATION  
1/2" = 1'-0"

3 SECTION  
1/2" = 1'-0"

PETITIONER'S  
EXHIBIT 4

91-289-SPHA

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION  
MASS TRANSIT ADMINISTRATION

CENTRAL LIGHT RAIL LINE

PARSONS, BRINCKERHOFF, QUADE & DOUGLAS, INC.  
MORRISON - KNUDSEN ENGINEERS, INC.  
CONSULTING ENGINEERS

CHO, WILKS & BENN ARCHITECTS, INC.  
218 WEST SARATOGA STREET  
BALTIMORE, MARYLAND 21201

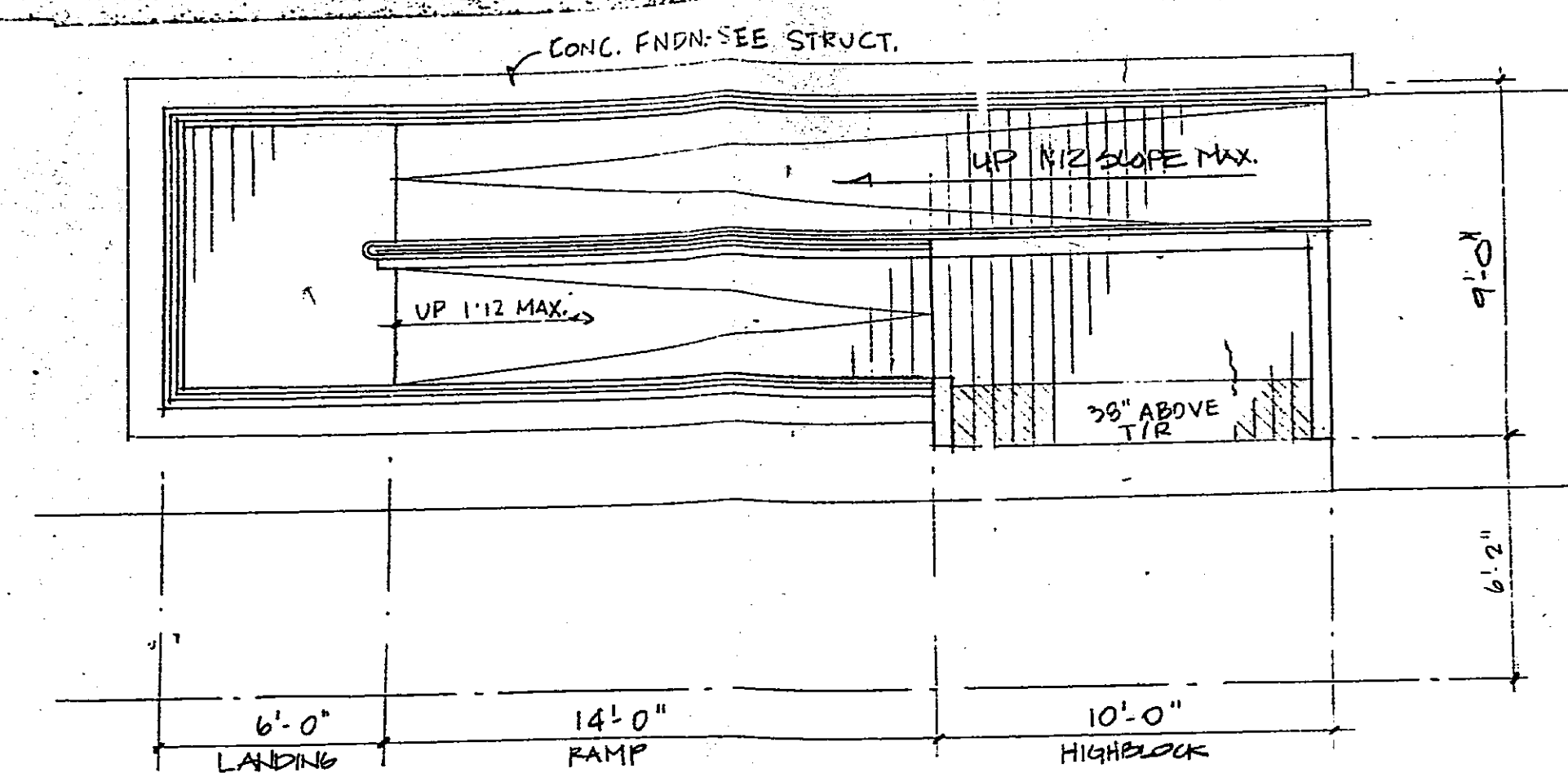
NO.	DESCRIPTION	BY	DATE

DESIGNED JWW	DATE 1-22-91
DRAWN JWW	APPROVED
CHECKED	APPROVED

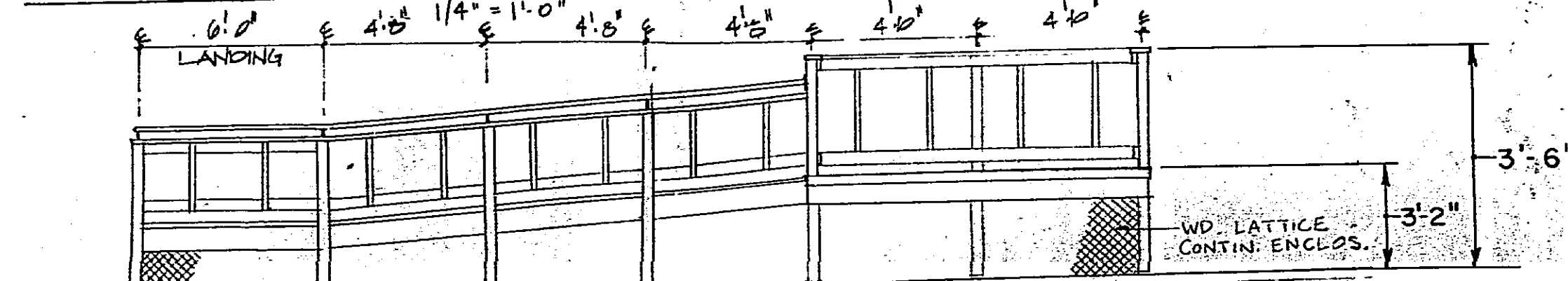
PLAN TO ACCOMPANY ZONING PETITION FOR  
SPECIAL HEARING AND VARIANCES FOR THE  
TIMONUM RAIL PASSENGER STATION

CURRENT PLANNING CRS NO.	VIII - 574
PUBLIC SERVICES CRS NO.	90358
SHEET NO.	4 OF 7

SCALE  
AS NOTED

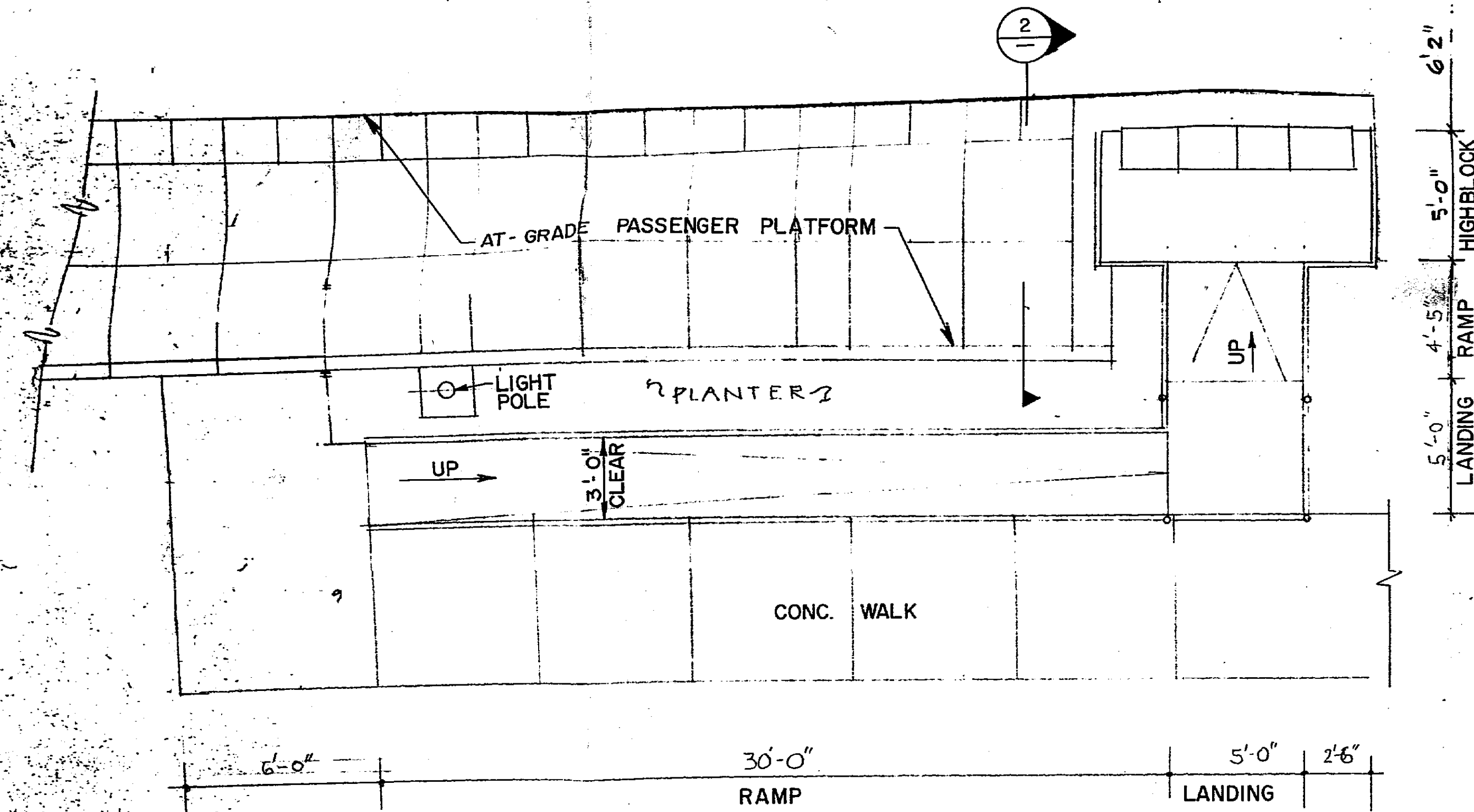


TEMPORARY WOOD HIGHBLOCK - PLAN

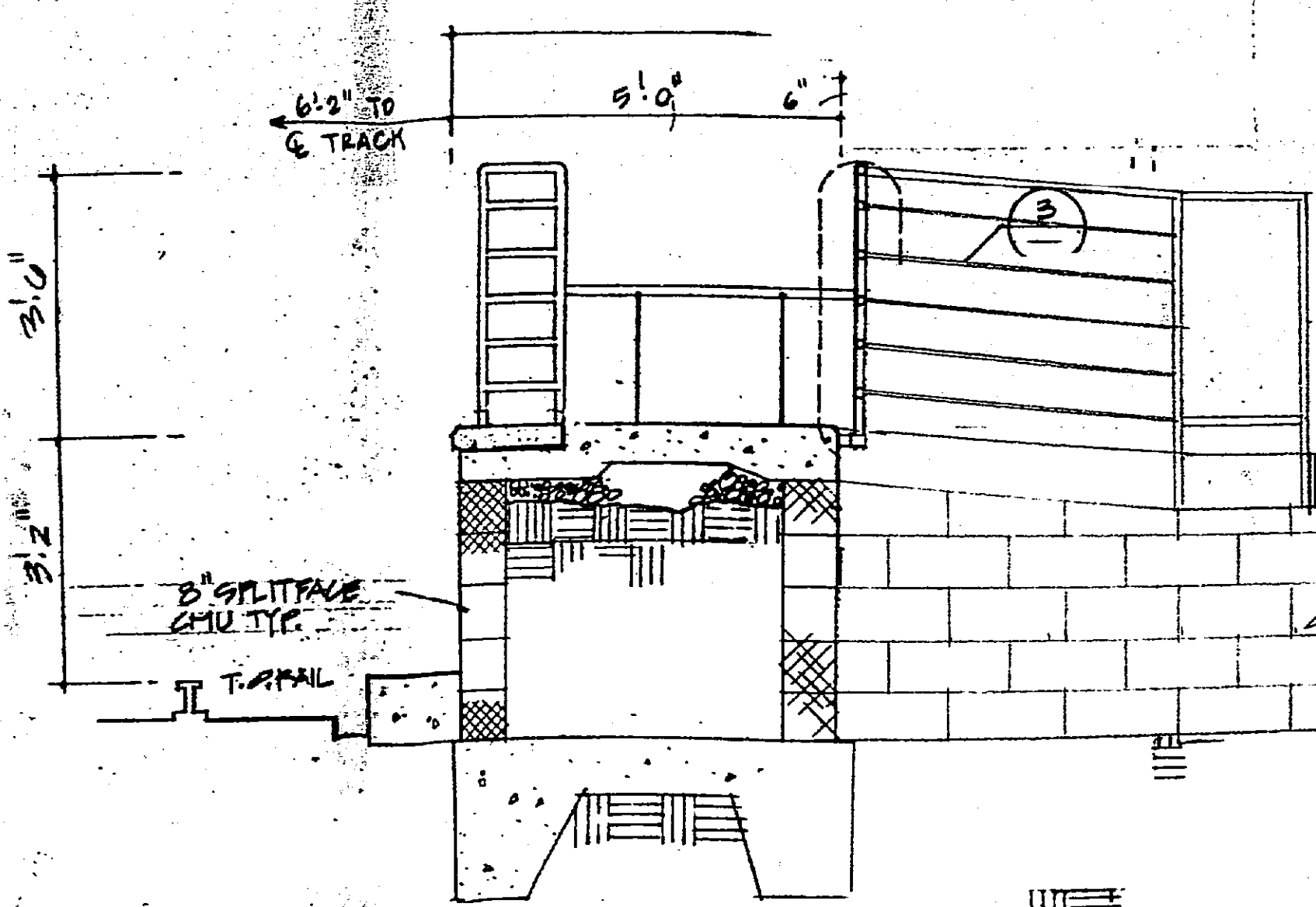


TEMPORARY WOOD HIGHBLOCK - ELEVATION  
1/4\" = 1'-0"

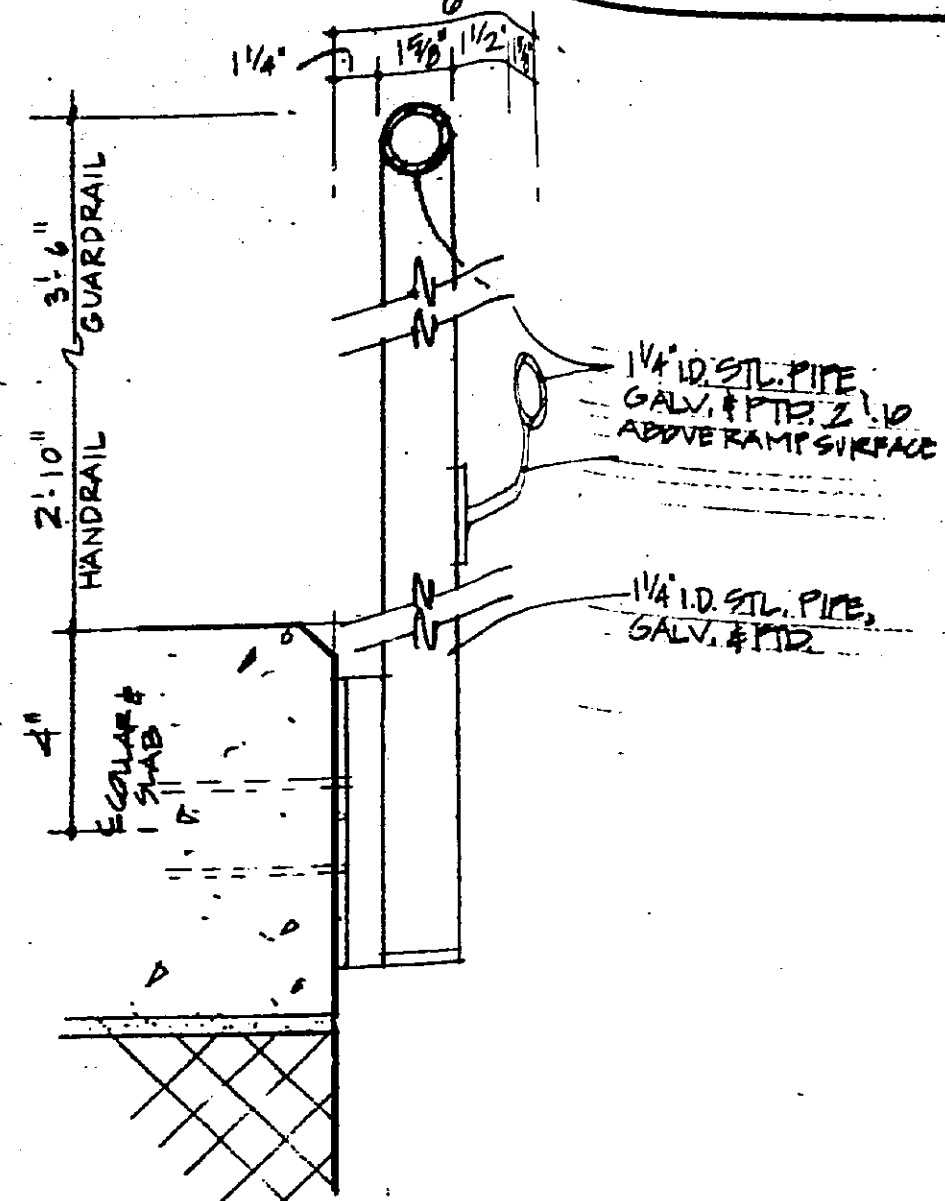
\* ALL WOOD TO BE P.T.  
ALL MTL. RAIL POST AND MTL.  
FASTENERS TO BE GALV.



PERMANENT HIGHBLOCK PLAN  
1/4\" = 1'-0"

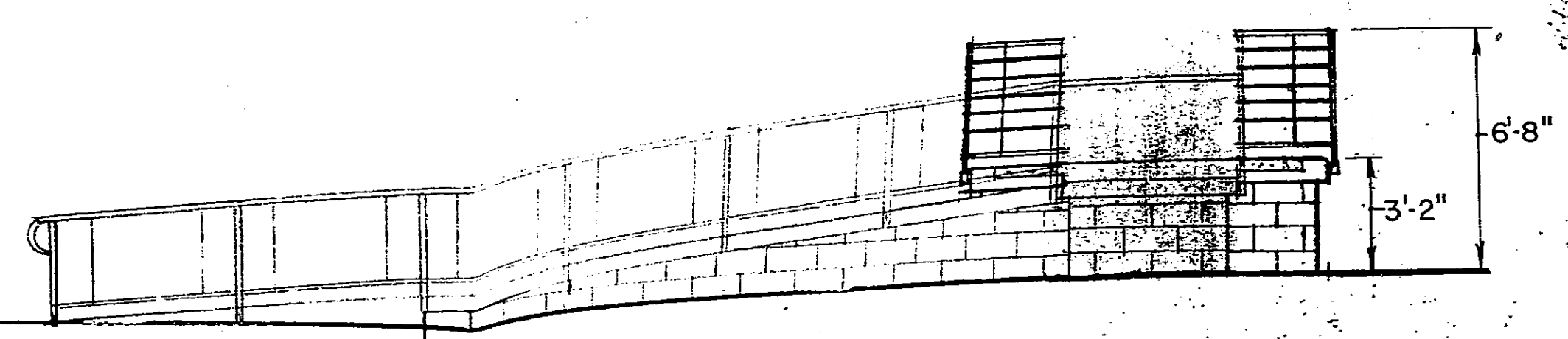


SECTION  
1/2\" = 1'-0"



RAILING DETAIL  
3/8\" = 1'-0"

PETITIONER'S  
EXHIBIT 5



PERMANENT HIGHBLOCK ELEVATION  
1/4\" = 1'-0"

91-289-SPHA

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS, BRINCKERHOFF, QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS		DESIGNED JWN DATE 1-22-91	PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL HEARING AND VARIANCES FOR THE TIMONIUM RAIL PASSENGER STATION	CURRENT PLANNING CRG NO. VIII - 574 PUBLIC SERVICES CRG NO. 90358
CENTRAL LIGHT RAIL LINE	CHO, WILKS & BENN ARCHITECTS, INC. 218 WEST SARATOGA STREET BALTIMORE, MARYLAND 21201		DRAWN JCM CHECKED APPROVED	SCALE AS NOTED	SHEET NO. 5 OF 7